

# 3665

Expressway Drive North  
Islandia, New York

Fully Leased Industrial Building For Sale  
Currently Occupied To National Tenant

Rare Size Availability

Excellent Location And Visibility

First Time Being Offered For Sale



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## Property Specifications

+/- 11,440 SF Warehouse  
Two (2) Oversized Overhead Doors  
One (1) General Delivery Roll-up Door  
Private Septic waste water  
Masonry and Steel Construction  
Building Floor Area Ratio (FAR) is 32%

+/- 1.0 Acre Plot  
+/- 2,860 SF Office  
17' Clear Ceilings  
Sprinklers  
Gas Heat  
200a Power

## Property Highlights

Built in 1985  
Fully fenced loading and rear lot  
Rare size availability for single tenant  
Multi-directional loading/delivery capability  
Directly adjacent to large municipal parking lot  
HVAC in office (heated and cooled) and warehouse (heated)  
Excellent location and visibility for Central Suffolk County  
Long-term Single Tenant providing good income with options to renew  
Side-road and rear access provides immediate E/W accessibility to the Long Island Expressway  
Close proximity to Veterans Memorial Highway, Motor Parkway Suffolk Avenue and Terry Road  
Incredible N/S-E/W accessibility with direct entrance to Long Island Expressway/Old Nichols Road  
Adjacent to new retail – Starbucks, Verizon, BJ's and across the street from a mobil gas station

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RE TAXES: VILLAGE OF ISLANDIA: \$1,749.34 (2020) - \$0.12 PSF

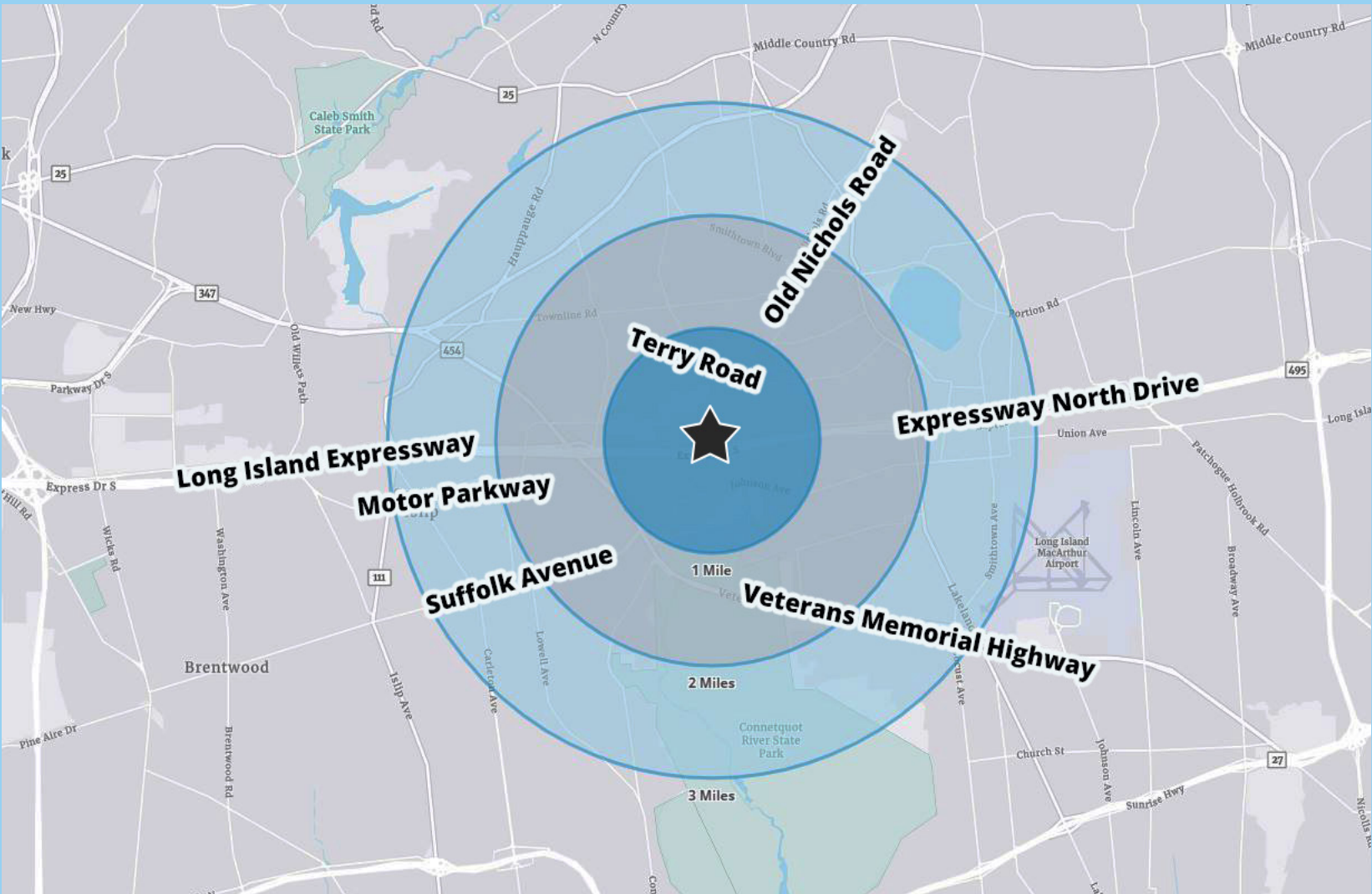
TOWN OF ISLIP: \$52,858.31 (2020) - \$3.70 PSF

ASKING SALE PRICE: **UPON REQUEST**



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## ACCESS ROADS:

OLD NICHOLS ROAD..... IMMEDIATE  
TERRY ROAD..... 2 MINUTES  
SUFFOLK AVENUE..... 3 MINUTES

## MAJOR ROADWAYS:

LONG ISLAND EXPRESSWAY..... IMMEDIATE  
MOTOR PARKWAY .....2 MINUTES  
VETERANS MEMORIAL HIGHWAY..... 3 MINUTES